

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gayton House, Chiltern  
Road, London, E3

207707078

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gayton House, Chiltern Road, London, E3

Get instant cash flow of **£1,700** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Balcony**

**Good Condition**

**Factor Fees: £3,100.00**

**Ground Rent: TBC**

**Lease Length: 125 years**

**Current Rent: £1,700**

**Market Rent: £2,000**

# Lounge





# Kitchen

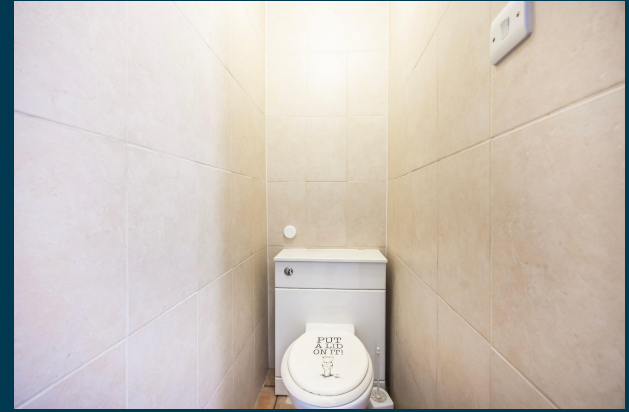


# Bedrooms

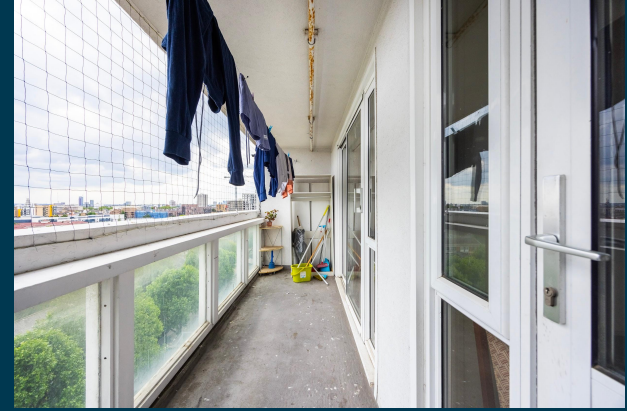




# Bathroom



# Exterior







Figures based on assumed purchase price of £280,000.00 and borrowing of £210,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 280,000

25% Deposit	£70,000.00
SDLT Charge	9900
Legal Fees	£1,000.00
Total Investment	£80,900.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £1,700 per calendar month but the potential market rent is

£ 2,000

Returns Based on Rental Income	£1,700	£2,000
Mortgage Payments on £210,000.00 @ 5%	<b>£875.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£3,100.00</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£170.00</b>	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£4,160.00</b>	<b>£4,190.00</b>
<b>Monthly Net Income</b>	<b>-£2,460</b>	<b>-£2,190</b>
<b>Annual Net Income</b>	<b>-£29,520</b>	<b>-£26,280</b>
<b>Net Return</b>	<b>-36.49%</b>	<b>-32.48%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **-£30,280**  
Adjusted To

Net Return                      **-37.43%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **-£30,480**  
Adjusted To

Net Return                      **-37.68%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £350,000.



£350,000

## 2 bedroom flat for sale

Chiltern Road, Bow, London, E3

+ Add to report

NO LONGER ADVERTISED

Spacious 2 bedroom apartment | Arranged over the 5th and 6th floors | Secure building with lift |...

SOLD PRICE HISTORY



£230,000

## 2 bedroom maisonette for sale

Gayton House, Chiltern Road, London, E3

+ Add to report

NO LONGER ADVERTISED

CASH BUYERS, looking for a investment property. This ninth floor two bedroom split level maisonet...

Marketed from 4 Sep 2020 to 14 Jun 2021 (282 days) by Bairstow Eves, Bow



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,050 based on the analysis carried out by our letting team at **Let Property Management**.



£2,050 pcm

## 2 bedroom maisonette

Chiltern Road, Bow, East London, E3

+ Add to report

NO LONGER ADVERTISED

Contemporary Modern Fitted Kitchen | Brand New Laminate Wooden Flooring | Spread Over Two Levels ...

Marketed from 4 Aug 2022 to 19 Sep 2022 (45 days) by Dimension Estates, London



£1,300 pcm

## 2 bedroom flat

Gayton House, Bow, London

+ Add to report

NO LONGER ADVERTISED






Long Term

SOLD PRICE HISTORY	
16 Nov 2021	£252,000

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**